

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of New York mella vs Rebecca + Scott Whitebread

NO. 11-15 ED NO. 893-14 JD

DATE/TIME OF SALE: July 15, 0900

BID PRICE (INCLUDES COST) \$ 16099,65

POUNDAGE - 2% OF BID \$ 321,99

TRANSFER TAX - 2% OF FAIR MKT \$ _____

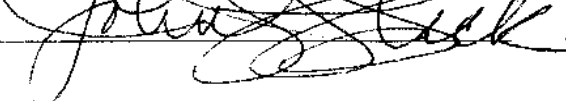
MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 16421,64

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 16421,64

LESS DEPOSIT: \$ 1380,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 15071,64

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

BANK OF NEW YORK MELLON

Defendant

REBECCA WHITEBREAD
SCOTT WHITEBREAD

vs.

Attorney for the Plaintiff:

MILSTEAD & ASSOCIATES LLC
220 LAKE DRIVE EAST
SUITE 301
CHERRY HILL, NJ 08002

Sheriff's Sale Date: Wednesday, July 15, 2015

Writ of Execution No. : 2014CV893

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 266 3RD AVENUE, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,232.25
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$240.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00

Total Sheriff Costs \$2,167.75

Municipal Costs

Sewer	\$13,864.90
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Total Municipal Costs \$13,864.90

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs \$67.00

Grand Total: \$16,099.65

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

www.milsteadlaw.com

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

Andrew M. Lubin*

*Also admitted in PA

**Also admitted in MD

David H. Lipow*

Mary L. Harbert-Bell*

Matthew C. Waldr*

Patrick J. Wesner*

Robert W. Williams**

7 N. Columbus Boulevard #200
Philadelphia, PA 19106-1422
(215) 717-0043 Fax: (215) 717-0044

Our File No. 8.31848

July 28, 2015

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11 vs. Rebecca D. Whitebread and Scott R. Whitebread 2014-CV-893 Sale Date: July 15, 2015
Deed Instructions

Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of **Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates Series 2006-OC11, 3815 South West Temple, Salt Lake City, UT, 84115.**

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Lorraine DeCroce
Paralegal



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name Lorraine DeCroce		Telephone Number: (856) 482-1400	
Mailing Address 1 E. Stow Road		City Marlton	State NJ
		ZIP Code 08053	

B. TRANSFER DATA

Date of Acceptance of Document 07 / 15 / 2015			
Grantor(s)/Lessor(s) Sheriff Columbia County	Telephone Number:	Grantee(s)/Lessee(s) <small>Bank of New York Mellon (aka The Bank of New York, as Trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates Series 2006-OC11)</small>	Telephone Number:
Mailing Address PO Box 380		Mailing Address 3815 South West Temple	
City Bloomsburg	State PA	ZIP Code 17818	City Salt Lake City
			State UT
			ZIP Code 84115

C. REAL ESTATE LOCATION

Street Address 266 3rd Avenue		City, Township, Borough Briar Creek Township
County Columbia	School District Berwick Area SD	Tax Parcel Number 07-01A-039

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 16,421.64	2. Other Consideration +0.00	3. Total Consideration = 16,421.64
4. County Assessed Value 34,166.00	5. Common Level Ratio Factor x 3.60	6. Computed Value = 122,997.60

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 122,997.60	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

Lorraine DeCroce

7-22-15

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

168481

Milstead & Associates LLC1 E. STOW ROAD
MARLTON, NJ 08053
856-482-1400

America's Most Convenient Bank™

55-136/312

DATE	CHECK	AMOUNT
08/04/15	168481	*\$15,071.64

PAY
TO THE
ORDER
OF

*** FIFTEEN THOUSAND SEVENTY-ONE & 64/100 DOLLARS

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYS

⑈168481⑈ ⑆031201360⑆ 67 8306 2⑈

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File: 8.31848

**Bank of New York Mellon, f/k/a The Bank
of New York, as trustee, on behalf of the
holders of the Alternative Loan Trust 2006-
OC11, Mortgage Pass Through Certificates
Series 2006-OC11,**

Plaintiff,

Vs.

**Rebecca D. Whitebread
and
Scott R. Whitebread,**

Defendants

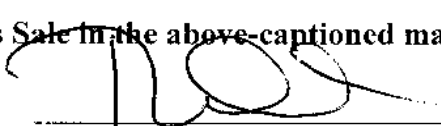
**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2014-CV-893

**Pa. R.C.P. 3129.3 (b)(2)(i)(B) Certificate of
Filing of Notice of Continued Sheriff Sale**

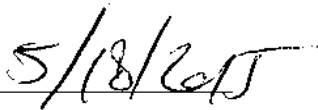
Certificate of Filing

**On this date, I caused to be filed with the Prothonotary of Columbia County a copy
of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.**



Robert W. Williams, Esq.
Attorney ID No. 315501
Milstead & Associates, LLC

Dated: _____



MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File No. 8.31848

Bank of New York Mellon, f/k/a The Bank of
New York, as trustee, on behalf of the holders
of the Alternative Loan Trust 2006-OC11,
Mortgage Pass Through Certificates Series
2006-OC11,

Plaintiff,

vs.

Rebecca D. Whitebread

and

Scott R. Whitebread

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No.: 2014-CV-893

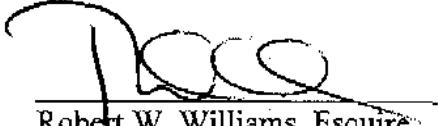
AFFIDAVIT PURSUANT TO
Pa.R.C.P. 3129.2

I, Robert W. Williams, Esquire, say:

1. On June 9, 2015, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants, Rebecca D. Whitebread and Scott R. Whitebread, by B&R Services for Professionals Inc. Copies of the returns are attached hereto and made a part hereof as Exhibit "A".

2. On May 28, 2015, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.


Robert W. Williams, Esquire
Attorney ID No. 315501
Milstead and Associates, LLC

Dated: July 14, 2015

EXHIBIT "A"



235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 546-7400
FAX: (215) 985-0189



Bank of New York Mellon, et al:

COURT

Court of Common Pleas of

-VS-

Pennsylvania

Rebecca D. Whitebread and Scott R. Whitebread

CASE NUMBER

Columbia County

2014-CV-893

State of Pennsylvania

AFFIDAVIT

B&R Control # CS102062.02

County of Dauphin

Reference Number 831848

SERVICE INFORMATION

On 6/8/2015 We received the
Notice of Sheriff Sale
For service upon: Scott R. Whitebread
At 255 3rd Avenue, Berwick, PA 18603

☒ Served Date 06/09/2015 Time 8:29 PM Accepted By: Scott R. Whitebread

In the manner described below.

☒ Personally served.

☐ Adult in charge of residence, relationship is _____

☐ Adult in charge of residence who refused to give name and/or relationship. _____

☐ Manager/Clark of place of residence lodging _____

☐ Agent or person in charge of office or usual place of business _____

☐ Other _____

Description of Person Age 45 Height 6'03" Weight 230 Race White Sex Male
Other Brown hair

☐ Not Served Date _____ Time _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant.

☐ Other _____

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed before me this

11th day of June, 2015

Notary Public

Process Server Signature

Chad Spotts

Client Phone (866) 463-1400

SALE DATE: 7/15/2015

Filed Date: _____

BR Serve By: 6/14/2015

Anthony Price
Milstead and Associates, LLC
1 East Shaw Road
Marion, NJ 08053



COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Brittany Edgus, Notary Public
Lower Paxton Township, Dauphin County
My commission expires April 11, 2018

ORIGINAL



235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 548-7400
FAX: (215) 986-0469



Bank of New York Mellon, et al

COURT

Court of Common Pleas of
Pennsylvania
Columbia County

-vs-

Rebecca D. Whitebread and Scott R. Whitebread

CASE NUMBER: 2014-CV-383

State of Pennsylvania

AFFIDAVIT

B&R Control # CS102052.01

County of Dauphin

Reference Number 8.31848

SERVICE INFORMATION

On 6/8/2015 we received the
Notice of Sheriff Sale
For service upon: Rebecca D. Whitebread
At 266 3rd Avenue, Garwick, PA 16603

☒ Served Date 6/10/2015 Time 8:29 PM Accepted By: Scott R. Whitebread

In the manner described below:

☐ Personally served.

☒ Adult in charge of residence, relationship is _____

☐ Adult in charge of residence who refused to give name and/or relationship. Spouse

☐ Manager/Clerk of place of residence lodging _____

☐ Agent or person in charge of office or usual place of business _____

☐ Other _____

Description of Person Age 45 Height 6'03" Weight 230 Race White Sex Male
Other: Brown hair

☐ Not Served Date _____ Time _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other _____

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed before me this

10th day of June, 2015

[Signature]
Notary Public

Process Server/Server _____

Chad Spotts

Client Phone (666) 482-1400

SALE DATE: 7/15/2015

Filed Date: _____

BR Serve By: 6/14/2015

Anthony Price
Milstead and Associates, LLC
1 East Slog Road
Marlton, NJ 08053



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Brittany Edcius, Notary Public
Lower Paxton Township, Dauphin County
My commission expires April 11, 2018

ORIGINAL

EXHIBIT "B"

NAME AND ADDRESS OF SENDER
 MILSTEAD & ASSOCIATES, LLC
 1 East Slow Road
 Marlton, NJ 08053

INDICATE TYPE OF MAIL

X Certificate Mailing
☐ Insured
☐ COD
☐ Certified Mail

CHECK APPROPRIATE BLOCK FOR

Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

POSTMARK AND DATE OF RECEIPT

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender IF C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1		Bank of New York Mellon, Pkts The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-CO11, Mortgage Pass-Through Certificates Series 2006-CO11 (Plaintiff herein) 3815 South West Temple Salt Lake City, UT 84115											
2		Capital One Bank USA N.A. 15000 Capital One Drive Richmond, VA 23228											
3		Portfolio Recovery Associates, LLC 120 Corporate Boulevard Norfolk, VA 2350											
4		Beavick Area Joint Sewer Authority 1108 Pears Avenue Berwick, PA 18603											
5		Tecant/Occupant 266 3rd Avenue Berwick, PA 18603											
6		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105											
7		Brier Creek Township Tax Office 122 Twin Church Road Berwick, PA 18603											
8		Berwick Area School District 500 Line Street Berwick, PA 18603											
9		Berkshire Tax Administrator 50 North Seventh Street Bangor, PA 18013											
10		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815											
Total Number of Pieces Listed by Sender													



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$800 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

POSTMASTER, PER
 (Name of receiving employee)

DB

PS FORM 3877

Notice of Sale

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

NAME AND ADDRESS OF SENDER

MILSTEAD & ASSOCIATES, LLC
1 East Stow Road
Marlton, NJ 08053

INDICATE TYPE OF MAIL

☒ Certificate Mailing
☐ Insured
☐ COD
☐ Certified Mail

CHECK APPROPRIATE BLOCK FOR POSTMARK AND DATE OF RECEIPT

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.
☐ With Postal Insurance

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Remarks
1		Department of Revenue Bureau of Individual Taxes Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128-0601				
2						
3						
4						
5						
6						
7						
8						
9						
10						
Total Number of Pieces Listed by Sender		1				



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document, reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

POSTMASTER, PER
(Name of receiving employee)
[Signature]

FOR REGISTERED, INSURED, G.O.D., CERTIFIED, AND EXPRESS MAIL

8318-80W (11/14) (11/14) (11/14) (11/14)

PS FORM 3877

SALE SCHEDULED 7/15/15

NAME AND ADDRESS OF SENDER
MILSTEAD & ASSOCIATES, LLC
1 East Stow Road
Marlton, NJ 08053

INDICATE TYPE OF MAIL
☒ Certificate Mailing
☐ Insured
☐ COD
☐ Certified Mail

CHECK APPROPRIATE BLOCK FOR POSTMARK AND DATE OF RECEIPT

Affix stamp here if issued as certificate of additional copies of this bill.

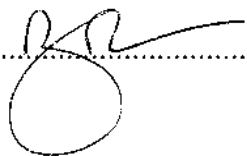
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Remarks
1		Birchdays Bank Delaware c/o David Apotheker, Esq. 1341 N. Delaware Avenue, Suite 405 Philadelphia, PA 19125				
2						
3						
4						
5						
6						
7						
8						
9						
10						
Total Number of Pieces Listed by Sender			POSTMASTER, PER (Name of receiving employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third-Class and Fourth-Class parcels. Special delivery service also includes special handling service.	

PS FORM 3877
8.31848
Whitebread Notice of Sale

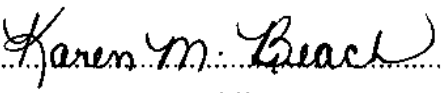
FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

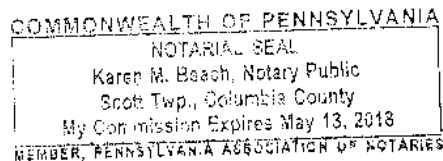
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 22, 29 and May 6, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this6th.....day of May.....2015.....

..........
(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

MILSTEAD & ASSOCIATES, LLC

1 E. STOW ROAD
MARLTON, NJ 08053

(856) 482-1400
Fax: (856) 482-9190
ishaw@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Real Estate Dept.	Ibet A. Shaw
COMPANY:	DATE:
Columbia Sheriff's Sale	May 12, 2015
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5624	8.31848
RE:	YOUR REFERENCE NUMBER:
Rebecca D. Whitebread and Scott R. Whitebread	2014-CV-893

A follow-up copy ☐ will ☐ not be sent by mail.

Please accept this fax as authorization to postpone the sale which is currently scheduled for 05/13/2015 to 7/15/2015

Thank You

Ibet A. Shaw

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL. INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

www.milsteadlaw.com

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

Andrew M. Lubin*

*also admitted in N.J.

*also admitted in N.C.

David H. Lapow*

Mary L. Harbert-Bell*

Matthew C. Waldt*

Patrick J. Wesner*

Robert W. Williams**

7 N. Columbus Boulevard #200
Philadelphia, PA 19106-1422
(215) 717-0043 Fax: (215) 717-0044

Our File No. 8.31848

July 15, 2015

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11 vs. Rebecca D. Whitebread, et al
Docket Number: 2014-CV-893
Affidavit Pursuant to Pa.R.C.P. 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,



Sean Smith
Paralegal

*****THE PROPERTY IS LISTED FOR THE July 15, 2015 SHERIFF'S SALE.**

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File No. 8.31848

**Bank of New York Mellon, f/k/a The Bank of
New York, as trustee, on behalf of the holders
of the Alternative Loan Trust 2006-OC11,
Mortgage Pass Through Certificates Series
2006-OC11,**

Plaintiff,

vs.

Rebecca D. Whitebread

and

Scott R. Whitebread

Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2014-CV-893

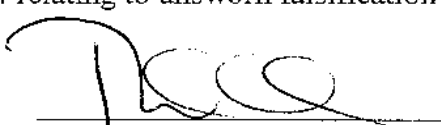
**AFFIDAVIT PURSUANT TO
Pa.R.C.P. 3129.2**

I, Robert W. Williams, Esquire, say:

1. On June 9, 2015, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants, Rebecca D. Whitebread and Scott R. Whitebread, by B&R Services for Professionals Inc. Copies of the returns are attached hereto and made a part hereof as Exhibit "A".

2. On May 28, 2015, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.


Robert W. Williams, Esquire
Attorney ID No. 315501
Milstead and Associates, LLC

Dated: July 4, 2015

EXHIBIT “A”



235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 546-7400
FAX: (215) 985-0169



Bank of New York Mellon, et al:

COURT

Court of Common Pleas of

-VS-

Pennsylvania

Rebecca D. Whitebread and Scott R. Whitebread

CASE NUMBER

Columbia County

2014-CV-893

State of Pennsylvania

AFFIDAVIT

B&R Control # CS102052.02

County of Dauphin

Reference Number 8.31848

SERVICE INFORMATION

On 6/8/2015 we received the
Notice of Sheriff Sale
For service upon: Scott R. Whitebread
At 266 3rd Avenue, Berwick, PA 18603

☒ Served Date 6/09/2015 Time 8:29 PM Accepted By: Scott R. Whitebread

In the manner described below.

☒ Personally served.

☐ Adult in charge of residence, relationship is _____

☐ Adult in charge of residence who refused to give name and/or relationship. _____

☐ Manager/Clerk of place of residence lodging _____

☐ Agent or person in charge of office or usual place of business _____

☐ Other _____

Description of Person Age 45 Height 6'03" Weight 230 Race White Sex Male

Other Brown hair

☐ Not Served Date _____ Time _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other _____

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed before me this

11th day of June, 2015

[Signature]
Notary Public

Process Server/ Sheriff

Chad Spotts

Client Phone (565) 482-1400

SALE DATE: 7/15/2015 Filed Date: _____ BR Serve By: 6/14/2015

Anthony Price
Mistead and Associates, LLC
1 East Stow Road
Marlton, NJ 08053



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Brittany Edcius, Notary Public
Lower Paxton Township, Dauphin County
My commission expires April 11, 2018

ORIGINAL



235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 546-7400
FAX: (215) 985-0169



Bank of New York Mellon, et al

COURT

Court of Common Pleas of
Pennsylvania
Columbia County

-VS-

Rebecca D. Whitebread and Scott R. Whitebread

CASE NUMBER 2014-CV-893

State of Pennsylvania

AFFIDAVIT

B&R Control # CS102052.01

County of Dauphin

Reference Number 8.31848

SERVICE INFORMATION

On 6/8/2015 we received the
Notice of Sheriff Sale
For service upon: Rebecca D. Whitebread
At 266 3rd Avenue, Berwick, PA 18603

☒ Served Date 06/09/2015 Time 8:29 PM Accepted By: Scott R. Whitebread

In the manner described below.

- ☐ Personally served.
- ☒ Adult in charge of residence, relationship is _____
- ☐ Adult in charge of residence who refused to give name and/or relationship. Spouse
- ☐ Manager/Clerk of place of residence lodging _____
- ☐ Agent or person in charge of office or usual place of business _____
- ☐ Other _____

Description of Person Age 45 Height 6'03" Weight 230 Race White Sex Male
Other: Brown hair

☐ Not Served Date _____ Time _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant
☐ Other _____

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed before me this

14th day of June, 2015

[Signature]
Notary Public

Process Server/Sheriff
Chad Spotts

Client Phone (856) 482-1400

SALE DATE: 7/15/2015 Filed Date: _____ BR Serve By: 6/14/2015

Anthony Price
Mistead and Associates, LLC
1 East Stow Road
Marlton, NJ 08053



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Brittany Edcius, Notary Public
Lower Paxton Township, Dauphin County
My commission expires April 11, 2018

ORIGINAL

EXHIBIT “B”

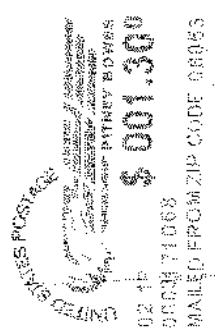
NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL		CHECK APPROPRIATE BLOCK FOR POSTMARK AND DATE OF RECEIPT		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.							
MILSTEAD & ASSOCIATES, LLC 1 East Stow Road Marlton, NJ 08053		X Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail		Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance									
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender IF C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1		Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates Series 2006-OC11 (Plaintiff herein) 3815 South West Temple Salt Lake City, UT 84115											
2		Capital One Bank USA N.A. 15000 Capital One Drive Richmond, VA 23238											
3		Portfolio Recovery Associates, LLC 120 Corporate Boulevard Norfolk, VA 2350											
4		Berwick Area Joint Sewer Authority 1108 Press Avenue Berwick, PA 18603											
5		Tenant/Occupant 266 3rd Avenue Berwick, PA 18603											
6		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105											
7		Brier Creek Township Tax Office 122 Twin Church Road Berwick, PA 18603											
8		Berwick Area School District 500 Line Street Berwick, PA 18603											
9		Berkheimer Tax Administrator 50 North Seventh Street Bangor, PA 18013											
10		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomensburg, PA 17815											
Total Number of Pieces Listed by Sender		10		POSTMASTER, PER (Name of receiving employee)		DB		10					

PS FORM 3877

8.31848/Whitebread Notice of Sale

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL		CHECK APPROPRIATE BLOCK FOR POSTMARK AND DATE OF RECEIPT		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	
MILSTEAD & ASSOCIATES, LLC 1 East Stow Road Marlton, NJ 08053		X Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail		Registered Mail: <input type="checkbox"/> With Partial Insurance			
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Res. Del. Fee	Remarks
1		Department of Revenue Bureau of Individual Taxes Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128-0601					
2							
3							
4							
5							
6							
7							
8							
9							
10							
Total Number of Pieces Listed by Sender		1		POSTMASTER, PER (Name of receiving employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.	



PS FORM 3877 8.31848/Whitebread Notice of Sale FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

SALE SCHEDULED 7/15/15

SHERIFF'S SALE COST SHEET

vs. White bread
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>66.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>525.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>132.25</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1457.25</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>877.64</u>	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>13864.90</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>13864.90</u>

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>---</u>

TOTAL COSTS (OPENING BID) \$16099.65

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Rebecca D. Whitebread
Scott R. Whitebread

PLAINTIFF/SELLER: Bank of New York Mellon, f/k/a The Bank of New York, as trustee,
on behalf of the holders of the Alternative Loan Trust 2006-OC11,
Mortgage Pass Through Certificates Series 2006-OC11

DEFENDANT(S): Rebecca D. Whitebread
Scott R. Whitebread

PROPERTY: 266 3rd Avenue
Berwick, PA 18603
(Improvements erected thereon)

JUDGMENT AMOUNT: \$158,979.85

COLUMBIA COUNTY
No.: 2014-CV-893 2015-ED-11

The above captioned property is scheduled to be sold at Sheriff's Sale on May 13th 2015 at 9:00 in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

Tax Notice 2015 County & Municipality

BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR - TUE & THUR: 8PM - 8PM

WED: 1-4 PM & 6 - 8 PM

OTHER MONTHS WEDNESDAY ONLY

PHONE: 570-759-2118

FOR: COLUMBIA County			DATE 03/01/2015	BILL NO. 12012	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	34,166	9.491	317.78	324.27	356.70
SINKING		1	33.49	34.17	37.59
FIRE		1	33.49	34.17	37.59
TWP RE		6	200.90	205.00	225.50
The discount & penalty have been calculated for your convenience			585.66 April 30 If paid on or before	597.81 June 30 If paid on or before	657.38 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WHITEBREAD SCOTT R & REBECCA D
266 THIRD AVE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 07 -01A-039-00,000
266 THIRD AVE
1.1 Acres
Land 5,545
Buildings 28,621
Total Assessment 34,166

This tax returned
to courthouse on:
January 1, 2016

FILE COPY

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

4-24-15

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 04/14/2015

Fee: \$5.00

Cert. NO: 20665

WHITEBREAD SCOTT R & REBECCA D
266 THIRD AVE
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20061 -2144
Location: 266 THIRD AVE
Parcel Id:07 -01A-039-00,000

Assessment: 34,166

Balances as of 04/14/2015

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SRE

Sheriff

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

07-01A-039-00
NO DELG

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Rebecca D. Whitebread
Scott R. Whitebread

PLAINTIFF/SELLER: Bank of New York Mellon, f/k/a The Bank of New York, as trustee,
on behalf of the holders of the Alternative Loan Trust 2006-OC11,
Mortgage Pass Through Certificates Series 2006-OC11

DEFENDANT(S): Rebecca D. Whitebread
Scott R. Whitebread

PROPERTY: 266 3rd Avenue
Berwick, PA 18603
(Improvements erected thereon)


JUDGMENT AMOUNT: \$158,979.85

COLUMBIA COUNTY
No.: 2014-CV-893 2015-ED-11

The above captioned property is scheduled to be sold at Sheriff's Sale on
May 13th 2015 at 9:00 in the Columbia County Sheriff's Office, 35 West
Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property
which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff
not later than 30 days after the sale. Distribution will be made in accordance with the schedule
unless exceptions are filed hereto within 10 days after the filing of the schedule.

Sincerely,


Robert W. Williams, Esquire
MILSTEAD & ASSOCIATES, LLC
1 E. Stow Road
Marlton, NJ 08053

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF NEW YORK MELLON
vs.
REBECCA WHITEBREAD (et al.)

Case Number
2014CV893

SHERIFF'S RETURN OF SERVICE

04/07/2015 03:11 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 266 3RD AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

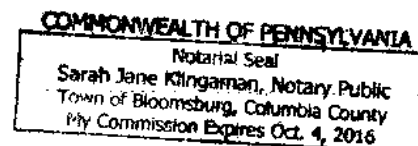

TIMOTHY T. CHAMBERLAIN, SHERIFF


April 07, 2015

Affirmed and subscribed to before me this

NOTARY

7TH day of APRIL, 2015





Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

(By County's Sale Sheriff Treasurer)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF NEW YORK MELLON
vs.
REBECCA WHITEBREAD (et al.)

Case Number
2014CV893

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 266 3RD AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-7-15

Time: 15:11

Deputy: 3

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2014CV893

266 3RD AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF NEW YORK MELLON
vs.
REBECCA WHITEBREAD (et al.)

Case Number
2014CV893

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 11

Warrant:

Serve To:

Name: REBECCA WHITEBREAD

Primary Address: 53 EAGLES FARM ROAD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address: 266 3RD AVENUE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3-30-15

Time: 15:50

Deputy: 3

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	2-4-15	2-12-15	3-30-15			
Time:	11:25					
Mileage:						
Deputy:	3	3	3			

Service Attempt Notes:

1. 4/10

2.

3. Called again - Will be in Northbrook she is Florida per Brad

4. called left message w/ Brad.

5. picking up Tuesday the 17th in the office.

6. called Brad - will have Rebecca pick up today.

WHITEBREAD, REBECCA

2014CV893

53 EAGLES FARM ROAD, BERWICK, PA 18603

NO EXPIRATION



February 12, 2015

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. BOX 380
Bloomsburg, Pa 17815

**BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK,
AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE
ALTERNATIVE LOAN TRUST 2006-OC11, MORTGAGE PASS
THROUGH CERTIFICATES SERIES 2006-OC11**

VS.

**REBECCA D. WHITEBREAD
SCOTT R. WHITEBREAD**

**NO: 2015-ED-11
NO: 2014-CV-893**

Dear Timothy:

The amount due on the sewer account #200320 for the property located at 266 E. 3rd Avenue, Berwick Pa through June 30, 2015 is \$13,864.90. This amount includes fees to satisfy a lien and court costs on this property.

Please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kelly Morris", is written over the typed name.

Kelly Morris

Hearing Impaired Authority Clerk

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

Document Receipt

Trans #	4689	Carrier / service:	USPS Server	First-Class Mail®	2/11/2015 12:00:00 AM
Ship to:					
BERWICK AREA SCHOOL DISTRICT					
500 LINE ROAD			Tracking #:	71901140006000046906	
			Doc Ref #:	2015ED11	
			Postage	5 3400	
BERWICK	PA	18603			

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF NEW YORK MELLON
vs.
REBECCA WHITEBREAD (et al.)

Case Number
2014CV893

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 11

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA SCHOOL DISTRICT

Primary Address: 500 LINE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1100 FOWLER AVENUE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BERWICK AREA SCHOOL I

2014CV893

500 LINE ROAD, BERWICK, PA 18603

NO EXPIRATION

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000046166

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

//

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Rebecca D. Whitebread
Scott R. Whitebread

PLAINTIFF/SELLER: Bank of New York Mellon, f/k/a The Bank of New York, as trustee,
on behalf of the holders of the Alternative Loan Trust 2006-OC11,
Mortgage Pass Through Certificates Series 2006-OC11

DEFENDANT(S): Rebecca D. Whitebread
Scott R. Whitebread

PROPERTY: 266 3rd Avenue
Berwick, PA 18603
(Improvements erected thereon)

JUDGMENT AMOUNT: \$158,979.85

COLUMBIA COUNTY
No.: 2014-CV-893 2015-ED-11

The above captioned property is scheduled to be sold at Sheriff's Sale on May 13th 2015 at 9:00 in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within 10 days after the filing of the schedule.

Sincerely,



Robert W. Williams, Esquire
MILSTEAD & ASSOCIATES, LLC
1 E. Stow Road
Marlton, NJ 08053

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF NEW YORK MELLON
vs.
REBECCA WHITEBREAD (et al.)

Case Number
2014CV893

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: //

Warrant:

Serve To:

Name: SCOTT WHITEBREAD

Primary Address: 112 EAGLES FARM ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 266 3RD AVE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 2-4-15

Time: 11:10

Deputy: 3

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

WHITEBREAD, SCOTT

2014CV893

112 EAGLES FARM ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF NEW YORK MELLON
vs.
REBECCA WHITEBREAD (et al.)

Case Number
2014CV893

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 11

Warrant:

Expires:

Serve To:

Name: OCCUPANT

Primary Address: 266 3RD AVE

BERWICK, PA 18603

Phone:

DOB:

Alternate

Address:

Phone:

Final Service:

Served: Personally (Adult In Charge) Posted Other

Adult In

Charge:

Scott Whitebread

Relation:

homeowner

Date:

2-4-15

Time:

11:10

Deputy:

3

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2014CV893

266 3RD AVE, BERWICK, PA 18603

NO EXPIRATION

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Rebecca D. Whitebread
Scott R. Whitebread

PLAINTIFF/SELLER: Bank of New York Mellon, f/k/a The Bank of New York, as trustee,
on behalf of the holders of the Alternative Loan Trust 2006-OC11,
Mortgage Pass Through Certificates Series 2006-OC11

DEFENDANT(S): Rebecca D. Whitebread
Scott R. Whitebread

PROPERTY: 266 3rd Avenue
Berwick, PA 18603
(Improvements erected thereon)

JUDGMENT AMOUNT: \$158,979.85

COLUMBIA COUNTY

No.: 2014-CV-893 2015-ED-11

The above captioned property is scheduled to be sold at Sheriff's Sale on
May 13th 2015 at 9:00 in the Columbia County Sheriff's Office, 35 West
Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property
which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

Tax Notice 2015 County & Municipality
BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR - TUE & THUR: 8PM - 8PM

WED: 1-4 PM & 6 - 8 PM

OTHER MONTHS WEDNESDAY ONLY

PHONE: 570-759-2118

FOR: COLUMBIA County				DATE 03/01/2015	BILL NO. 12012
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	34,166	9.491	317.78	324.27	358.70
SINKING		1	33.49	34.17	37.59
FIRE		1	33.49	34.17	37.59
TWP RE		6	200.90	205.00	225.50
The discount & penalty have been calculated for your convenience			585.66 April 30 If paid on or before	597.61 June 30 If paid on or before	657.38 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WHITEBREAD SCOTT R & REBECCA D
266 THIRD AVE
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 07 -01A-039-00,000		
266 THIRD AVE		
1.1 Acres	Land	5,545
	Buildings	28,621
	Total Assessment	34,166

This tax returned
to courthouse on:
January 1, 2016

FILE COPY

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF NEW YORK MELLON
vs.
REBECCA WHITEBREAD (et al.)

Case Number
2014CV893

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 11

Warrant:

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 2/3/15 Time: 0927

Deputy: 4 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

BERWICK AREA JOINT SE

2014CV893

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF NEW YORK MELLON
vs.
REBECCA WHITEBREAD (et al.)

Case Number
2014CV893

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 11

Warrant:

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personality · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

ROTHERY, JOAN M.

2014CV893

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF NEW YORK MELLON
vs.
REBECCA WHITEBREAD (et al.)

Case Number
2014CV893

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 11

Warrant:

Serve To:

Name: Domestic Relations Office of Columbia Co.

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 2-2-15 Time: 10:10

Deputy: S Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF

2014CV893

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF NEW YORK MELLON
vs.
REBECCA WHITEBREAD (et al.)

Case Number
2014CV893

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 11

Warrant:

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: DENISE SIEGEL

Relation: TAX CLERK

Date: 2/2/15 **Time:** 1008

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2014CV893

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV893

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 13, 2015
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain lot or parcel of land situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the southerly right-of-way line Fourth Avenue and the northwest corner of other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1: Thence along other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1 South 05 degrees 56

minutes 35 seconds East a distance of 320.09 feet to a point on the northerly right-of-way line Third Avenue; Thence along the northerly right-of-way line Third Avenue South 83 degrees 55 minutes 00 seconds West a distance of 150.00 feet to a set iron pin on the southeast corner of

Composite Parcel 1 which is lands of Gayle D. Vought; Thence along Composite Parcel 1, which is lands of Gayle D. Vought North 05 degrees 36 minutes 35 seconds West a distance of 320.66 feet to a point on the aforementioned southerly right-of-way line of Fourth Avenue; Thence along the southerly right-of-way line of Fourth Avenue North 84 degrees 03 minutes 25 seconds East a distance of 150.00 feet to the point of beginning.

Containing 48080 square feet, 1.10 acres of land.

Being all of Composite Parcel 2 as shown on a plan entitled Vought Land Trade Subdivision - Minor Subdivision dated April 1, 2002 and revised April 22, 2002 prepared by Robert J. Hardie P. L. S. Bloomsburg, PA.

Subject to a right-of-way for Pennsylvania Power and Light as found in Columbia County Recorder of Deeds Office in Misc. Books 14, Page 221.

Also subject to overhead utility lines.

Subject to and together with all utility lines, easements, and rights-of-way as containing in prior chain of title and as visible upon the land.

Title to said Premises vested in Scott R. Whitebread and Rebecca D. Whitebread, his wife by Deed from Thomas M. Costanza and Betsy L. Costanza, his wife dated 11/09/2006 and recorded 11/17/2006 in the Columbia County Recorder of Deeds in Instrument No. 200612144.

Being known as 266 3rd Avenue, Berwick, PA 18603

Tax Parcel Number: 07-01A-039

PROPERTY ADDRESS: 266 3RD AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-01A-039

Seized and taken into execution to be sold as the property of REBECCA WHITEBREAD, SCOTT WHITEBREAD in suit of BANK OF NEW YORK MELLON.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MILSTEAD & ASSOCIATES LLC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2015 ED 11

DATE RECEIVED 1/30/15
DOCKET AND INDEX 2014 CV 893

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>141674</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE May 13th TIME 9.00am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11

Plaintiff,

vs.

Rebecca D. Whitebread
Scott R. Whitebread

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

WRIT OF EXECUTION
(Mortgage Foreclosure)

NO.: 2014-CV-893

2015-ED-11

**WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 AND Rule 3257**

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost in the above matter you are directed to levy upon and sell the following described property:

266 3rd Avenue, Berwick, PA 18603
(see legal description attached)

AMOUNT DUE	\$158,979.85
INTEREST	
From 09/26/2014 to Date	\$
of Sale at \$22.02 per diem	
TOTAL DUE	\$
Plus costs as endorsed	

Dated: 1-29-15

(SEAL)

Barbara N. Smith | KPS |
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

Proth & Clerk of Sev. Courts
My Com. Ex 1st Monday in 2016

No. 2014-CV-893

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

Bank of New York Mellon, f/k/a The Bank of
New York, as trustee, on behalf of the holders of
the Alternative Loan Trust 2006-OC11, Mortgage
Pass-Through Certificates Series 2006-OC11

vs.

Rebecca D. Whitebread
Scott R. Whitebread

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Office of Judicial Support

Judg. Fee

Sat.

Robert W. Williams, Esquire
Attorney for Plaintiff

Address: 53 Eagles Farm Road, Berwick, PA 18603

Where papers may be served

All that certain lot or parcel of land situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the southerly right-of-way line Fourth Avenue and the northwest corner of other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1:

Thence along other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1 South 05 degrees 56 minutes 35 seconds East a distance of 320.09 feet to a point on the northerly right-of-way line Third Avenue;

Thence along the northerly right-of-way line Third Avenue South 83 degrees 55 minutes 00 seconds West a distance of 150.00 feet to a set iron pin on the southeast corner of Composite Parcel 1 which is lands of Gayle D. Vought;

Thence along Composite Parcel 1, which is lands of Gayle D. Vought North 05 degrees 36 minutes 35 seconds West a distance of 320.66 feet to a point on the aforementioned southerly right-of-way line of Fourth Avenue;

Thence along the southerly right-of-way line of Fourth Avenue North 84 degrees 03 minutes 25 seconds East a distance of 150.00 feet to the point of beginning.

Containing 48080 square feet, 1.10 acres of land.

Being all of Composite Parcel 2 as shown on a plan entitled Vought Land Trade Subdivision – Minor Subdivision dated April 1, 2002 and revised April 22, 2002 prepared by Robert J. Hardie P. L. S. Bloomsburg, PA.

Subject to a right-of-way for Pennsylvania Power and Light as found in Columbia County Recorder of Deeds Office in Misc. Books 14, Page 221.

Also subject to overhead utility lines.

Subject to and together with all utility lines, easements, and rights-of-way as containing in prior chain of title and as visible upon the land.

Title to said Premises vested in Scott R. Whitebread and Rebecca D. Whitebread, his wife by Deed from Thomas M. Costanza and Betsy L. Costanza, his wife dated 11/09/2006 and recorded 11/17/2006 in the Columbia County Recorder of Deeds in Instrument No. 200612144.

Being known as 266 3rd Avenue, Berwick, PA 18603

Tax Parcel Number: 07-01A-039

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File Number: 8.31848

**Bank of New York Mellon, f/k/a The Bank
of New York, as trustee, on behalf of the
holders of the Alternative Loan Trust 2006-
OC11, Mortgage Pass Through Certificates
Series 2006-OC11**

Plaintiff,

vs.

**Rebecca D. Whitebread
Scott R. Whitebread
Defendants**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2014-CV-893

2015-ED-11

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11, Plaintiff in the above entitled cause of action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 266 3rd Avenue, Berwick, PA 18603:

1. Name and address of Owners(s) or Reputed Owner(s):

Rebecca D. Whitebread
53 Eagles Farm Road
Berwick, PA 18603

Scott R. Whitebread
53 Eagles Farm Road
Berwick, PA 18603

2. Name and address of Defendant(s) in the Judgment:

Same as above

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Bank of New York Mellon, f/k/a The
Bank of New York, as trustee, on behalf
of the holders of the Alternative Loan
Trust 2006-OC11, Mortgage Pass-Through
Certificates Series 2006-OC11
(Plaintiff herein)
3815 South West Temple
Salt Lake City, UT 84115

✓ Capital One Bank USA N.A.
15000 Capital One Drive
Richmond, VA 23238

✓ Portfolio Recovery Associates, LLC
120 Corporate Boulevard
Norfolk, VA 2350

✓ Berwick Area Joint Sewer Authority
1108 Frcas Avenue
Berwick, PA 18603

4. Name and Address of the last recorded holder of every mortgage of record:

Bank of New York Mellon, f/k/a The
Bank of New York, as trustee, on behalf
of the holders of the Alternative Loan
Trust 2006-OC11, Mortgage Pass-Through
Certificates Series 2006-OC11
(Plaintiff herein)
3815 South West Temple
Salt Lake City, UT 84115

5. Name and address of every other person who has any record lien on the property:

None Known

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

None Known

7. Name and address of every person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

✓ Tenant/Occupant
266 3rd Avenue
Berwick, PA 18603

✓ Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

✓ Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Department of Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815 ✓

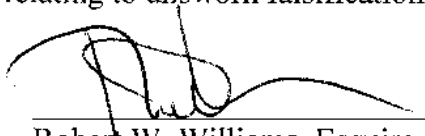
✓ Briar Creek Township Tax Office
122 Twin Church Road
Berwick, PA 18603

Department of Revenue
Bureau of Individual Taxes
Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128-0601 ✓

✓ Berwick Area School District
500 Line Street
Berwick, PA 18603

I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: 1/26/2015


Robert W. Williams, Esquire
Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File Number: 8.31848

**Bank of New York Mellon, f/k/a The
Bank of New York, as trustee, on behalf of
the holders of the Alternative Loan Trust
2006-OC11, Mortgage Pass Through
Certificates Series 2006-OC11**
Plaintiff,
vs.
**Rebecca D. Whitebread
Scott R. Whitebread**
Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2014-CV-893 *2015-ED-11*

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO P.A.R.C.P.3129**

TAKE NOTICE:

Your house (real estate) at 266 3rd Avenue, Berwick, PA 18603, is scheduled to be sold at sheriff's sale on May 13 2015 at 9:00 in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$158,979.85 obtained by Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The Sale will be cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
2. You may be able to stop the Sale by filing a petition asking the court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at 856-482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened, you may call Milstead and Associates at 856-482-1400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOU LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO, OR TELEPHONE, THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyers Referral and Information Service
Columbia County Bar Association
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
File Number: 8.31848

**Bank of New York Mellon, f/k/a The Bank
of New York, as trustee, on behalf of the
holders of the Alternative Loan Trust 2006-
OC11, Mortgage Pass Through Certificates
Series 2006-OC11**

Plaintiff,

vs.

**Rebecca D. Whitebread
Scott R. Whitebread**

Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2014-CV-893

2015-ED-11

CERTIFICATION

CERTIFICATION


Robert W. Williams, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: _____

1/26/2015



Robert W. Williams, Esquire
Attorney for Plaintiff

All that certain lot or parcel of land situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the southerly right-of-way line Fourth Avenue and the northwest corner of other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1:

Thence along other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1 South 05 degrees 56 minutes 35 seconds East a distance of 320.09 feet to a point on the northerly right-of-way line Third Avenue;

Thence along the northerly right-of-way line Third Avenue South 83 degrees 55 minutes 00 seconds West a distance of 150.00 feet to a set iron pin on the southeast corner of Composite Parcel 1 which is lands of Gayle D. Vought;

Thence along Composite Parcel 1, which is lands of Gayle D. Vought North 05 degrees 36 minutes 35 seconds West a distance of 320.66 feet to a point on the aforementioned southerly right-of-way line of Fourth Avenue;

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Being known as 266 3rd Avenue, Berwick, PA 18603

Tax Parcel Number: 07-01A-039

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Robert W. Williams, Esquire
Attorney for Plaintiff

SHORT DESCRIPTION

DOCKET NO: 2014-CV-893 2015-ED-11

ALL THAT CERTAIN lot or piece of ground situate in Briar Creek Township, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 07-01A-039

PROPERTY ADDRESS 266 3rd Avenue
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Rebecca D. Whitebread
Scott R. Whitebread

ATTORNEY'S NAME: Robert W. Williams, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

All that certain lot or parcel of land situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the southerly right-of-way line Fourth Avenue and the northwest corner of other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1:

Thence along other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1 South 05 degrees 56 minutes 35 seconds East a distance of 320.09 feet to a point on the northerly right-of-way line Third Avenue;

Thence along the northerly right-of-way line Third Avenue South 83 degrees 55 minutes 00 seconds West a distance of 150.00 feet to a set iron pin on the southeast corner of Composite Parcel 1 which is lands of Gayle D. Vought;

Thence along Composite Parcel 1, which is lands of Gayle D. Vought North 05 degrees 36 minutes 35 seconds West a distance of 320.66 feet to a point on the aforementioned southerly right-of-way line of Fourth Avenue;

Thence along the southerly right-of-way line of Fourth Avenue North 84 degrees 03 minutes 25 seconds East a distance of 150.00 feet to the point of beginning.

Containing 48080 square feet, 1.10 acres of land.

Being all of Composite Parcel 2 as shown on a plan entitled Vought Land Trade Subdivision – Minor Subdivision dated April 1, 2002 and revised April 22, 2002 prepared by Robert J. Hardie P. L. S. Bloomsburg, PA.

Subject to a right-of-way for Pennsylvania Power and Light as found in Columbia County Recorder of Deeds Office in Misc. Books 14, Page 221.

Also subject to overhead utility lines.

Subject to and together with all utility lines, easements, and rights-of-way as containing in prior chain of title and as visible upon the land.

Title to said Premises vested in Scott R. Whitebread and Rebecca D. Whitebread, his wife by Deed from Thomas M. Costanza and Betsy L. Costanza, his wife dated 11/09/2006 and recorded 11/17/2006 in the Columbia County Recorder of Deeds in Instrument No. 200612144.

Being known as 266 3rd Avenue, Berwick, PA 18603

Tax Parcel Number: 07-01A-039

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

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Michael J. Milstead

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Andrew M. Lubia*

*Also admitted in PA

**Also admitted in NJ

David H. Lipow*

Mary L. Harbert-Bell*

Matthew C. Waldt*

Patrick J. Wesner*

Robert W. Williams**

7 N. Columbus Boulevard #200
Philadelphia, PA 19106-1422
(215) 717-0043 Fax: (215) 717-0044

Our File No. 8.31848

January 20, 2015

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Bank of New York Mellon, et al vs. Rebecca D. Whitebread and Scott R. Whitebread
List property for Sheriff's Sale/Service of Defendants

Dear Sir/Madam:

Please post the handbill on the mortgage premises listed below:

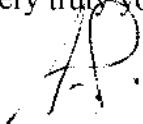
266 3rd Avenue, Berwick, PA 18603

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

PLEASE PROVIDE OUR OFFICE WITH A SALE DEPOSIT RECEIPT FOR THE ADVANCE IN THE ATTACHED SELF ADDRESSED ENVELOPE MARKED DEPOSIT RECEIPT.

Thank you for your attention to this matter.

Very truly yours,



Anthony Price
Paralegal

Document Receipt

Trans #	4622	Carrier / service:	USPS Server	First-Class Mail®	2/2/2015 12:00:00 AM
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Ship to:

BERKHEIMER TAX ADMININSTRATOR

50 NORTH SEVETH STREET

Tracking #: 71901140006000046227

Doc Ref #: 2015ED11

Postage 5.3400

BANGOR PA 18013

Document Receipt

Trans #	4621	Carrier / service:	USPS Server	First-Class Mail®	2/2/2015 12:00:00 AM
Ship to:					
PORTFOLIO RECOVERY ASSOCIATES LLC					
120 CORPORATE BLVD			Tracking #:	71901140006000046210	
			Doc Ref #:	2015ED11	
			Postage	5.3400	
NORFOLK	VA	23238			

//

Document Receipt				
Trans #	4621	Carrier / service:	USPS Server	First-Class Mail®
		2/2/2015 12:00:00 AM		
Ship to:				
PORTFOLIO RECOVERY ASSOCIATES				
LLC				
120 CORPORATE BLVD			Tracking #:	71901140006000046210
			Doc Ref #:	2015ED11
			Postage	5.3400
NORFOLK	VA	23238		

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Document Receipt

Trans #	4620	Carrier / service	USPS Server	First-Class Mail®	2/2/2015 12:00:00 AM
Ship to:					
CAPITAL ONE BANK USA					
15000 CAPITAL ONE DRIVE			Tracking #:	71901140006000046180	
			Doc Ref #:	2015ED11	
			Postage	5.3400	
RICHAMOND VA 23238					

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Document Receipt

Trans #	4620	Carrier / service	USPS Server	First-Class Mail®	2/2/2015 12:00:00 AM
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Ship to:

CAPITAL ONE BANK USA

15000 CAPITAL ONE DRIVE

Tracking #: 71901140006000046180

Doc Ref #: 2015ED11

Postage 5.3400

RICHAMOND VA 23238

Document Receipt				
Trans #	4619	Carrier / service:	USPS Server	First-Class Mail® 2/2/2015 12:00:00 AM
Ship to:				
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE		
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000046173	
		Doc Ref #:	2015ED11	
		Postage	5.3400	
PHILADELPHIA PA 19106				

11

Document Receipt

Trans #	4618	Carrier / service:	USPS Server	First-Class Mail®	2/2/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000046166
Doc Ref #:	2015ED11
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt					
Trans #	4618	Carrier / service	USPS Server	First-Class Mail®	2/2/2015 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET 5TH FLOOR		Tracking #	71901140006000046166		
ROBERT N.C. NIX FEDERAL BUILDING		Doc Ref #	2015ED11		
PHILADELPHIA PA 19107		Postage	5.3400		

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Document Receipt					
Trans #	4617	Carrier / service	USPS Server	First-Class Mail®	2/2/2015 12:00:00 AM
Ship to:					
OFFICE OF F.A.I.R			DEPARTMENT OF PUBLIC WELFARE		
PO BOX 8016			Tracking #:	71901140006000046159	
			Doc Ref #:	2015ED11	
			Postage	5.3400	
HARRISBURG	PA	17105			

Document Receipt

Trans #	4617	Carrier / service:	USPS Server	First-Class Mail®	2/2/2015 12:00:00 AM
Ship to:					
OFFICE OF F A I R		DEPARTMENT OF PUBLIC WELFARE			
PO BOX 8016		Tracking #: 71901140006000046159			
		Doc Ref #: 2015ED11			
		Postage 5 3400			
HARRISBURG PA 17105					

Document Receipt

Trans #	4616	Carrier / service:	USPS Server	First-Class Mail®	2/2/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000046142

Doc Ref #: 2015ED11

Postage 5.3400

HARRISBURG PA 17128

//

141674

Milstead & Associates LLC

1 E. STOW ROAD
MARLTON, NJ 08053
856-482-1400



Bank

America's Most Convenient Bank®

55-136/312

DATE	CHECK	AMOUNT
09/26/14	141674	**\$1,350.00

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

PAY
TO THE
ORDER
OF

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYS

⑈ 141674 ⑈ ⑆031201360⑆ 67 8306 2⑈